



To Let Prime Retail & Office Accommodation

Unit 1 & 9 Old Court Market, Castlerock Road,
Coleraine, BT51 3HP

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**FRAZER
KIDD**

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Summary

- Prime location close to Coleraine town centre and Coleraine Grammar School
- Forms part of a convenience retailing complex anchored by Spar.
- Retail shop comprises of c.1,302 sq ft and 1st floor office of c.1,159 sq ft.
- Fronts onto a busy arterial route benefitting from high volumes of passing traffic.
- Suitable for a wide variety of uses, subject to any statutory planning consents.

Location

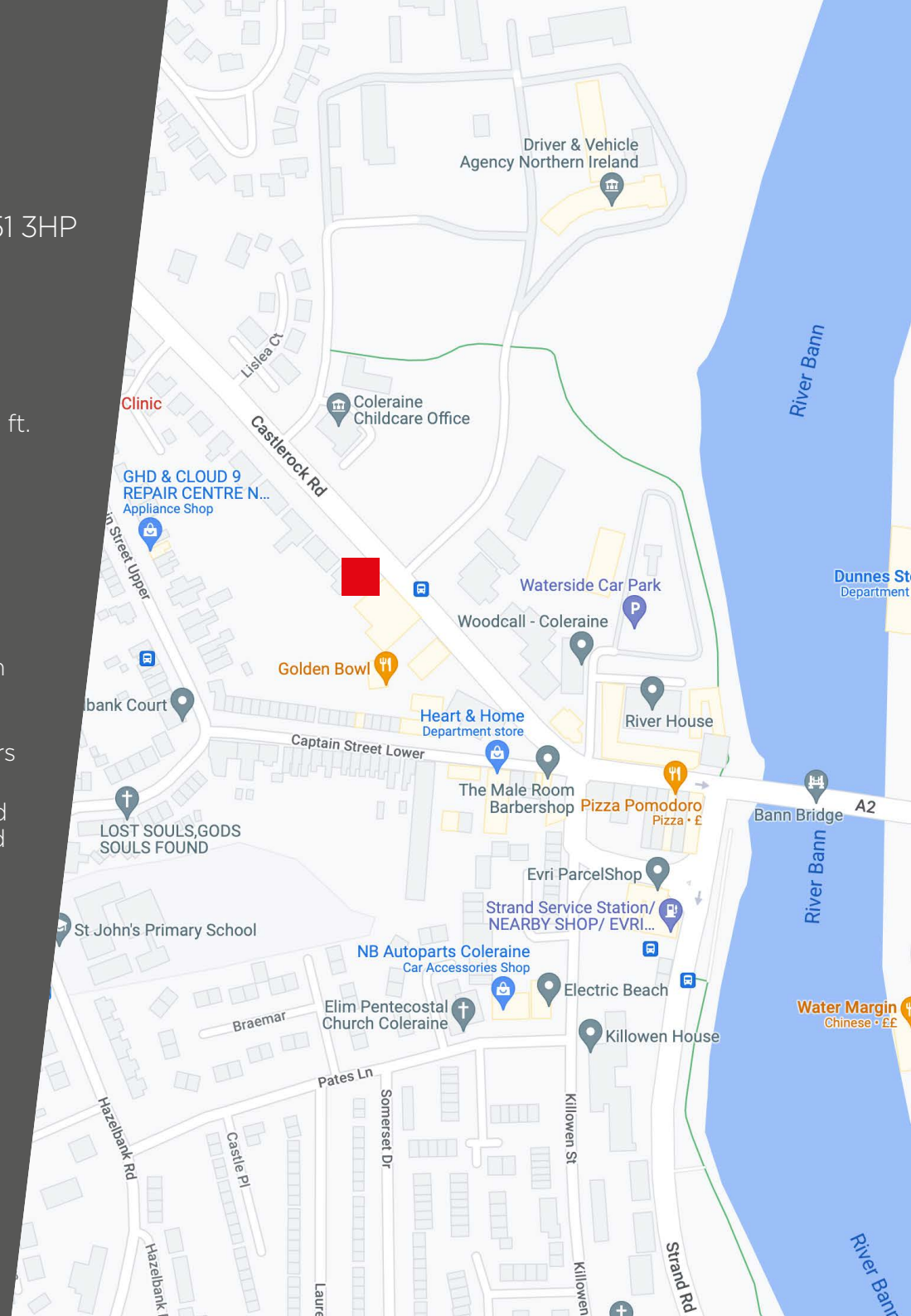
Coleraine is one of Northern Ireland's leading provincial towns located in the northwest of the Province and situated c.56 miles north of Belfast and c.30 miles east of Londonderry.

The town has major road and rail links to all other parts of Northern Ireland providing excellent connection services for tourists, commuters and students.

The subject property forms part of an extremely busy neighbourhood retailing complex, within close proximity of Coleraine town centre and Coleraine Grammar School.

The property fronts directly onto the Castlerock Road, a main arterial route benefitting from high volumes of passing traffic.

Occupiers situated within the immediate vicinity include Spar Convenience Store with Fuel Forecourt, Winemark, Killowen Medical Centre, Barnardo's and Golden Bowl Takeaway.



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Description

The ground floor comprises of spacious and open plan retail accommodation, with a highly visible aluminium framed, glazed shop frontage with electric roller shutter. The current fit-out also includes tiled flooring, plastered walls and a suspended ceiling with recessed lighting. Toilet facilities are situated at the rear of the shop.

The first floor comprises of open plan office accommodation with a self-contained ground floor entrance. The accommodation also includes two private offices, toilet facilities and a kitchen area and is fitted out to include, carpeted flooring, plastered and painted walls and a suspended ceiling with recessed lighting.

The property would be suitable for a wide variety of uses, subject to any statutory planning consents.

The ground and first floor can be let together or separately.

Accommodation

We calculate the approximate Net Internal Area of the property to be as follows:

Description	Sq. M	Sq. Ft
Unit 1 - Ground Floor Retail	120.97	1,302
Unit 9 - First Floor Office	107.66	1,159
Total approximate Net Internal Area	228.63	2,461

Rent

Unit 1 £11,000 per annum.

Unit 9 £7,000 per annum.



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Rates

Unit 1 NAV: £11,900

Approx Rates Payable: £6,457.80 per annum

Unit 9 NAV: £6,250

Approx Rates Payable: £3,391.70 per annum

* We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).
Both units should qualify for a 20% reduction in rates payable due to the Small Business Rates Relief Scheme.

Lease

Length of lease by negotiation.

Repair

Tenant responsible for interior repairs to the property and exterior repairs by way of a service charge.

Service Charge

Tenant responsible for payment of a service charge in relation to a proportion of the landlord's costs in respect of external repairs, upkeep and maintenance of any common areas and building insurance.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

Brian Kidd

07885 739063

bkidd@frazerkidd.co.uk

Beth Brady

07775 924283

bbrady@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

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Disclaimer

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EPC

UNIT 1 Old Court Market Castlerock Road COLERAINE BT61 3HP	Energy rating F
Valid until 25 June 2030	Certificate number 0260-1218-0370-4787- 3040
Property type	A1/A2 Retail and Financial/Profession al services
Total floor area	124 square metres
Energy efficiency rating for this property	
This property's current energy rating is F.	